

UNOFFICIAL COPY

0030209391

317/8038 27 001 Page 1 of 4

2003-02-13 08:19:59

Cook County Recorder

30.50

SPECIAL WARRANTY DEED

10/2
01022826



0030209391

THIS INDENTURE, made this
04 day of February, 2003 between
SOUTH CAMPUS
DEVELOPMENT TEAM, L.L.C., an
Illinois limited liability company,
("Grantor") and Otis D. Simpson &
Gladys Simpson ("husband and
wife") (the "Grantee"),

(The Above Space for Recorders Use Only)

WITNESSETH, that Grantor, for an in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, not as Joint Tenants, nor as Tenants in Common, BUT AS TENANTS BY THE ENTIRETY, FOREVER, all the following described real estate, situated in the County and State of Illinois known and described as follows, to wit:

4
mp

See attached Schedule 1.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except, as herein recited; and it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (i) general real estate taxes not due and payable as of the date hereof; (ii) assessments or installments not due and payable as of the date hereof; (iii) applicable zoning, planned unit development and building laws, restrictions and ordinances; (iv) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (v) streets, alleys and highways; (vi) party wall agreements, if any; (vii) covenants, conditions, restrictions, permits and agreements of record,

UNOFFICIAL COPY


including the Declaration of Easements, Covenants and Restrictions for The University Village Homeowners' Association, dated as of January 16, 2002, and recorded January 23, 2002, as Document No. 0020094785 (the "Homeowners' Declaration") (which covenants, conditions, restrictions, permits and agreements, Grantor hereby reserves subject to the terms of such Homeowners' Declaration); (viii) public, private and utility easements; (ix) leases and licenses, if any, affecting the Common Areas (as defined in the Homeowners' Declaration); (x) Grantee's mortgage, if any; (xi) rights of the public, the City of Chicago and the State of Illinois in and to that part of said premises taken and used for roads and highways, if any; (xii) the Plat of Subdivision of University Village recorded December 18, 2002 as Document No. 0021409249; and (xiii) liens and other matters of title or survey over which Grantee's title insurer is willing to insure without cost to Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the Executive Vice President of Grantor as of the day and year first above written.

SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C.,
an Illinois limited liability company

By: NF3 L.L.C., an Illinois limited liability company, a member

By: New Frontier Developments, Co., an Illinois corporation, its sole Manager

By: 
Vincent G. Forgione
Its: Executive Vice President



This instrument was prepared by
and after recording return to:

Jeffrey M. Galkin, Esq.
Neal, Gerber & Eisenberg
Two North LaSalle Street, Suite 2200
Chicago, Illinois 60602

Send Subsequent Tax Bills to:

O. D. and Gladys Simpson
822 W. College Parkway
Chicago, Illinois 60608

UNOFFICIAL COPY

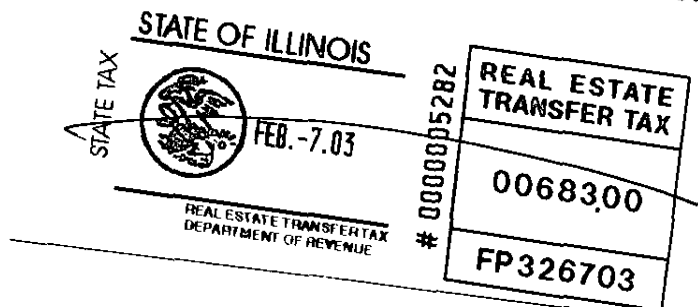
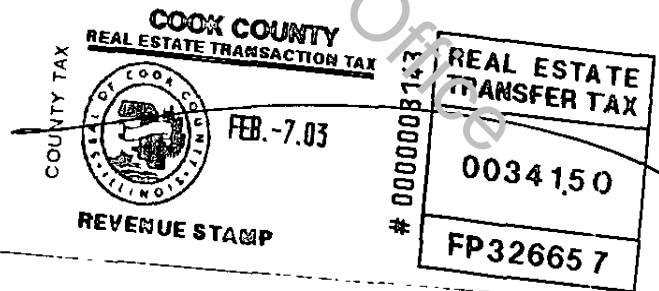
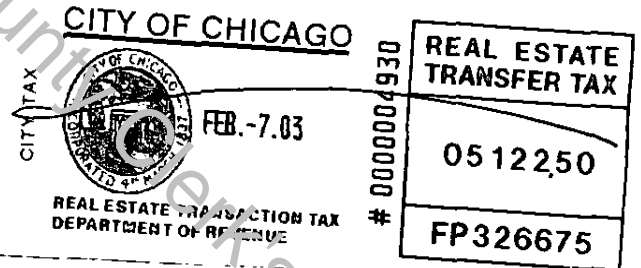
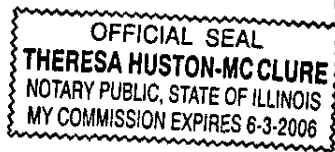
STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

I, Theresa Huston-McClure, a Notary Public in and for County and State aforesaid, do hereby certify that Vincent G. Forgione, the Executive Vice President of New Frontier Developments Co., an Illinois corporation, the sole manager of NF3 L.L.C., an Illinois limited liability company, a Member of SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C., an Illinois liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Executive Vice President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act on behalf of said entities, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 07 day of February, 2003.

Theresa Huston-McClure
Notary Public

My Commission Expires: _____



UNOFFICIAL COPY

SCHEDULE 1

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1

LOT 4 IN BLOCK 2 OF UNIVERSITY VILLAGE, BEING A SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 39, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 18, 2002 AS DOCUMENT 0021409249, EXCEPT THE EAST 58.47 FEET OF SAID LOT 4 IN COOK COUNTY, ILLINOIS.

PARCEL 2

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE UNIVERSITY VILLAGE HOMEOWNERS' ASSOCIATION JANUARY 23, 2002 AS DOCUMENT NUMBER 0020094785.

COMMON ADDRESS: 822 W. College Parkway, Chicago, Illinois

PERMANENT REAL ESTATE TAX INDEX NO(S): 17-20-231-012